033.0	0001	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	573,800 / 573,800
					USE VALUE:	573,800 / 573,800
					ASSESSED:	573,800 / 573,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38		SILK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SAHAGIAN RICHARD/ TRUSTEE
Owner 2:	PETER SAHAGIAN 2021 FAMILY TR
Owner 3:	
Street 1:	38 SILK ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SAHAGIAN PETER TRUSTEE -
Owner 2:	PETER SAHAGIAN 2008 FAMILY TR -
Street 1:	38 SILK ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .111 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1949, having primarily Vinyl Exterior and 1525 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4828.000	212,300		361,500	573,800
Total Card	0.111	212,300		361,500	573,800
Total Parcel	0.111	212,300		361,500	573,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 376.20 | /Parcel: 376.20

Legal Description

User Acct 22415

GIS Ref

GIS Ref

Insp Date 11/06/18

Entered Lot Size

Total Land:

Land Unit Type:

!2680!

PREVIOUS ASSESSMENT

Parcel ID 033.0-0001-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	212,300	0	4,828.	361,500	573,800		Year end	12/23/2021
2021	101	FV	204,800	0	4,828.	361,500	566,300		Year End Roll	12/10/2020
2020	101	FV	204,800	0	4,828.	361,500	566,300	566,300	Year End Roll	12/18/2019
2019	101	FV	182,900	0	4,828.	327,600	510,500	510,500	Year End Roll	1/3/2019
2018	101	FV	182,900	0	4,828.	310,700	493,600	493,600	Year End Roll	12/20/2017
2017	101	FV	182,900	0	4,828.	271,100	454,000	454,000	Year End Roll	1/3/2017
2016	101	FV	182,900	0	4,828.	231,600	414,500	414,500	Year End	1/4/2016
2015	101	FV	171,100	0	4,828.	214,600	385,700	385,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:51:54

LAST REV

Date	Time
10/05/21	13:55:47
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2680

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SAHAGIAN PETER	1579-49	1	9/18/2021	Convenience	99	No	No		
ANDRIUKONIS VYT	1464-82		12/10/2014	Estate/Div	430,000	No	No	4	VYTAUTAS ANDRIUKONIS MIDDLESEX PROBATE DOCKET
	817-167		4/28/1972		28,400	No	No		N

USER DEFINED

Prior Id # 1:	22415
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/2/2021	Mail Update	JO	Jenny O
1/4/2021	Mail Update	JO	Jenny O
11/6/2018	MEAS&NOTICE	HS	Hanne S
2/4/2009	Meas/Inspect	294	PATRIOT
3/20/2000	Inspected	270	PATRIOT
2/17/2000	Measured	270	PATRIOT
8/10/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4828		Sq. Ft.	Site		0	64.	1.17	3									361,499						361,500	

Total AC/HA:	0.11084	Total SF/SM:	4828	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	361,499	Spl Credit		Total:	361,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	1.00188005
Adj $ / SQ:	148.779
Other Features:	68000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	307722
Depreciation:	95394
Depreciated Total:	212328

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	1	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	1	
Totals			
1	6	1	

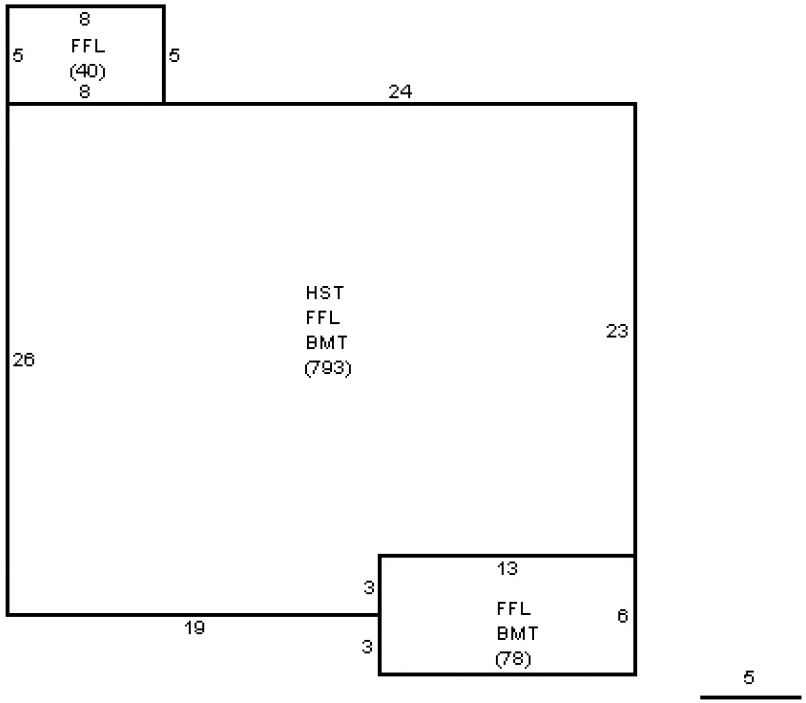
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	148.78
Special Features:	0	Val/Su Net:	97.43
Final Total:	212300	Val/Su SzAd	162.37

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	911	148.780	135,538
BMT	Basement	871	51.890	45,193
HST	Half Story	397	148.780	58,991

Net Sketched Area:	2,179	Total:	239,722
Size Ad	1307.5	Gross Area	2575	FinArea	1525
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

033.0-0001-0001.0

IMAGE

AssessPro Patriot Properties, Inc